

Town of North Hempstead



Chairman
David L. Mammìna, R.A., A.I.A.

Vice Chairman
Donal McCarthy, Esq.

Members
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.
Secretary
Jonathan P. Fielding, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

1565th

PUBLIC HEARING

WEDNESDAY, DECEMBER 12, 2012

9:30 A.M.

TOWN OF NORTH HEMPSTEAD

BOARD OF ZONING APPEALS

NEW CASES

DECEMBER 12, 2012

APPEAL #19423 – Seth & Morgan Kurpiel (Owners)/ Alan Cooper Architect (Applicant), variances 70-41.A, 70-100.2.A(4)(b), and 70-100.1.B to maintain a deck within the required side yard setback, a detached garage within the required side and rear setbacks, and fencing exceeding the permitted height; E/side 30 Jayson Ave., 335.43' S/of Great Neck Rd., Great Neck, Sec. 2, Blk. 284, Lot 220, R-B District.

APPEAL #19424 - Eshwar Kosuri, variances 70-32.6 and 70-100.1.A to maintain and replace paving exceeding the permitted coverage, brick piers, and a pergola within the front yard; W/side 31 Knolls Dr., 170' S/of Joy Dr., New Hyde Park, Sec. 8, Blk. 270, Lot 16, R-A District.

APPEAL #19425 - Nan Zhang, variances 70-100.1.A and 70-100.1.B to maintain a deck and detached garage exceeding the permitted height and rear yard coverage with insufficient rear and side yard setbacks; E/side 46-27 Belmont Rd., 100' N/of Kensington Pl., Great Neck, Sec. 2, Blk. 77, Lot 19, R-C District.

APPEAL #19324 - JDN Properties of Long Island, request for determination or in the alternative, variances 70-34, 70-103.A, 70-203.Q, 70-212.B and 70-208.F and conditional use 70-139.A and variances 70-103.B, 70-134 to construct additions to a non-conforming commercial building fronting on a residential street and within a required rear yard setback with insufficient off-street parking, parking off premises, outdoor storage of materials exceeding the permitted area within 120 feet of the property line, insufficient screening of outdoor storage; N/E cor. 22 Mineola Ave., and Warner Ave., Roslyn Heights, Sec. 7, Blk. 45, Lot 48, and Sec. 7, Blk. 24, Lot 67, B-B/R-B Districts.

APPEAL #19426 – 5th Avenue of Long Island Associates, LLC (Owner)/Cartier (Applicant), variance 70-196.J to install signage exceeding the number of permitted signs; S/W cor. 2060 Northern Blvd., and Searingtown Road, Manhasset, Sec. 3, Blk. 183, Lot 12, B-A/P Districts.

ADJOURNED CASES

APPEAL #19401 - John Venetis, appeal for determination, or in the alternative, variance 70-30.B and variances 70-202.1.C and 70-202.1.E to maintain a sunroom within the front yard and to construct a retaining wall exceeding the permitted height; N/W/cor. 57 Aldershot Ln. and Foxcroft Rd., Manhasset, Sec. 3, Blk. 222, Lot 30, R-A District.

APPEAL #19403 - Jon & Candace Singer (Owners)/ADL III Architecture, P.C. (Applicant), variances 70-29.C, 70-31.A, and 70-100.2.G to construct additions and alterations within a required side yard setback, exceeding the gross floor area and to maintain a portable shed in a required side yard; W/side 3 North Ct., 825.15' N/W/of Pine Dr., Port Washington, Sec. 5, Blk. C, Lot 63, R-A District.

APPEAL #19387 - Plandome View Properties (Owner)/John Schimenti, P.C. (Applicant),
conditional use 70-126.A, and variances 70-103.A and 70-103.F to convert a retail space to a food
use with insufficient number of off-street parking spaces and loading bays; N/W/cor. 407
Plandome Rd. and Bayview Ave., Manhasset, Sec. 3, Blk. 138-02, Lot 821, B-A District.